

COMMERCIAL LAND



0 ROBERT M DAVIS PARKWAY
PIQUA, OH 45356



SITE

Property Highlights:

Acreage: 12.709 Acres
Sale Price: \$36,500/Acre
Parcel #: N44-078764

- ✓ Zoning: IH: Industrial Heavy
- ✓ All Utilities to Site
- ✓ 100% Tax Abatement
- ✓ High Growth Area



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This 12-acre heavy industrial site in Piqua offers a compelling opportunity due to its prime location along the I-75 corridor, providing excellent access to major Midwest markets. The area benefits from a large and reliable workforce, lower operating costs, and a proven industrial base that supports manufacturing and logistics users. With flexible heavy industrial zoning, the site can accommodate a wide range of uses—including outdoor storage and large-scale operations—while its size allows for expansion, trailer parking, and modern development needs. Combined with strong infrastructure and local economic development support, this type of property positions investors and users for long-term growth and efficiency.



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